

The meeting was called to order at 7:00PM (in person). Officers/Directors in attendance were President Jerry Iacuzzio, Vice President Brianna Rich, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Bob Mullaney and Garry Torrisi.

Liens Current: Wright Rd (5, 26, 28) Judith Ln (4, 10) **Vacated:** None **New liens filed:** None

Small Claims New: None

In progress: None **Findings:** None

Top offenders: St. Jean \$700 - Scheibert \$700

Reminder letters and current action: Logan & Hilfiker.

We have 28 people signed up for direct withdrawal.

8 individuals out of 65 did not make a payment this month.

Real Estate Listings: None **Sold:** 23 Wright Rd **Refinance:** None **Foreclosures:** 22 Wright Rd

Old Business

- A. Letter was sent to Belanger's at 2 Donovan from our lawyer about the fence around their pool. Rory spoke with Charles Belanger. He said he hopes to have the fence lowered and fully enclosed done by end of July. He had ordered some materials and they haven't come in yet. If there are any delays into August, he said he would let me know, but he understands and appreciates the request, and plans on complying as soon as he gets the materials.
- B. Roger requested a 'private road maintenance agreement' needed by their Mortgage company. Ask our lawyer if we had one and we do not. This is something required by FHA loans. Our lawyer is going to talk to the Mortgage company and see if the wording in the Condo Documents satisfy the requirement. If not, they will draw one up and register it. Some of the cost will be passed on to Roger's mortgage company
- C. Septic Field behind 8 Wright is leaking - Called Kent - they're going to replace the pump. Updates to follow. - This has become a major issue
- D. Alexa Dealy of 23 Wright has completed all repair work and the house has been resold.
- E. Start the process for a new snow plowing contract. Gary has several companies interested and has had one out to review the work.
- F. Need to find someone to come in and seal the cracks in the roads - Checking with Cooper in Chester
- G. Date for the annual Meeting - Oct 1st - 12:00 pm Judith Circle
- H. The Wright Road sign at Adams Pond was replaced and then they are in the process of replacing the power pole. Bob picked it up and is holding it until the work is complete
- I. Alexander Rick (6 Wright) is concerned. He is still in the process of tabulating the total damages from the backup. He seems to think the total (cleanup services and contaminated items counted as losses) will exceed the coverage limit of his Homeowner's Insurance policy. Would the additional loss over his coverage limit be covered under one of the condo association's policies or would he have to file a claim with Kent Septic's insurance? The Rick's have contacted our attorney. Gary has contacted our Insurance Company. Looks like their adjuster has recommended they sue Kent. They claim the house is now uninhabitable due to bacteria in the house.
- J. 4 Judith Lane wants to cut back some trees that are touching the house as well as some landscaping issues they would like to get fixed. They have someone coming out to give a quote to clean up the backyard brush and a quote on cutting back some branches. The land sits on a slope so it's causing water to get into the basement. They would like to be able to seal it from the outside and inside and then possibly put up a nice retaining rock wall and add some flowers and small shrubs in the front. They wanted to change the paint on the front door to black to match the shutters. - All the above is approved- work Complete
- K. 17 Donovan reported a strong sewage smell? It's been every night for a while now. - Gerry contacted Kent Septic
- L. Kent has pumped numerous septic tanks over the past month to the total of \$3690

New business

- A. Need to approve the 2024 Budget - Reviewed and approved
- B. Need to approve the Annual Meeting Agenda - Approved